



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: April 16, 2020

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PBS*
Real Estate Management Division

FROM: Steve Lorman, Property Specialist *SL*
Real Estate Management Division *by PBS*

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: Approval of purchase of lands available for taxes and Tax Deed Issuance Information Sheet and authorization to disburse funds to pay total fees and costs and to perform all actions necessary and incidental to purchase lands available for taxes

PROJECT: Orange County Acres Environmental Land
District 5

PURPOSE: To acquire environmentally sensitive lands in accordance with Administrative Regulation 11.07.01 Environmentally Sensitive Lands Acquisition.

ITEM: Tax Deed Issuance Information Sheet

BUDGET: Account No.: 1026-068-1978-6110 (Conservation Trust Fund)

FUNDS: \$25,047.78 Orange County Comptroller
(total fees and costs)

APPROVALS: Real Estate Management Division
Orange County Comptroller
Orange County Tax Collector
Environmental Protection Division
Risk Management Division

REMARKS: The Environmental Protection Division has requested to purchase eighteen parcels that are on the Orange County Comptroller's list of Lands Available for Taxes and which County has the first right to purchase pursuant to Subsection 197.502(7), Florida Statutes.

The subject parcels meet the evaluation and selection criteria outlined in Administrative Regulation 11.07.01 Environmentally Sensitive Lands Acquisition and, additionally, provides water resource protection, aquifer recharge, and floodplain storage, closes gaps between other publically owned lands, and enhances an existing wildlife corridor.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: April 15, 2020

Total Amount: \$25,047.78

Project: Orange County Acres Environmental Land

Parcels: 18 parcels

Charge to Account # 1026-068-1978-6110
(Conservation Trust Fund)

Beth Jackson 4/15/2020
Controlling Agency Approval Signature Date

Beth Jackson
Printed Name:

Heather Coons 4/16/20
Fiscal Approval Signature Date

Heather Coons
Printed Name

TYPE TRANSACTION (Check appropriate block(s))
Pre-Condernation Post-Condernation

X N/A District # 5

- Acquisition at Approved Appraisal
- X Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

\$25,047.78 Orange County Comptroller
(total fees and costs)

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Request for tax deeds form
- Copy of Executed Instruments
- X Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller (\$25,047.78)

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Jeffrey Sporenburg
Jeffrey Sporenburg, Title Program Manager, REM

4/15/2020
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

4/15/2020
Date

or
Payment Approved William Blackham
William Blackham, Asst. Mgr. Real Estate Management Div.

Date

Certified Marli Rey
Approved by BCC Deputy Clerk to the Board

MAY 11 2020
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Payment Date: As soon as check is available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 05 2020

THE FOLLOWING INFORMATION NEEDS TO BE COMPLETED IN FULL

PLEASE PRINT CLEARLY

Tax Deed Application Numbers: 18 parcels as indicated on the attached sheet
Sale Date: 09/05/2019

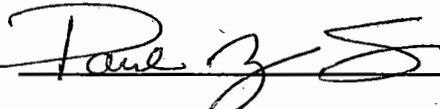
I hereby request the tax deed to be issued reflecting the following information:

Names to appear on Tax Deeds: Orange County, Florida

Address: c/o Real Estate Management Division
P.O. Box 1393

City: Orlando **State:** Florida **Zip:** 32802

Phone number (407)836-7070

Signature 

Printed Name PAUL SLADICK
*MANAGER, ORANGE COUNTY REAL ESTATE
MANAGEMENT DIV.*

Date 4/15/2020

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS

MAY 0 5 2020

TDA #	Sale Date	Applicant	Parcel #	Date Received	2019 Tax Amount	Purchase Price MAY 2020	Recording Fees	Total Due to Purchase
2017-20130	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-00-250	06/05/2019	\$19.47	\$1,309.85	\$45.50	\$1,355.35
2017-20133	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-00-500	06/05/2019	\$19.47	\$1,410.14	\$45.50	\$1,455.64
2017-20145	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-390	06/05/2019	\$19.47	\$1,190.38	\$45.50	\$1,235.88
2017-20146	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-400	06/05/2019	\$20.87	\$1,408.06	\$45.50	\$1,453.56
2017-20147	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-420	06/05/2019	\$19.47	\$1,237.88	\$45.50	\$1,283.38
2017-20148	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-530	06/05/2019	\$19.47	\$1,311.90	\$45.50	\$1,357.40
2017-20151	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-680	06/05/2019	\$19.47	\$1,369.20	\$45.50	\$1,414.70
2017-20152	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-710	06/05/2019	\$19.47	\$1,419.35	\$45.50	\$1,464.85
2017-20153	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-730	06/05/2019	\$19.47	\$1,362.05	\$45.50	\$1,407.55
2017-20155	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-01-850	06/05/2019	\$19.47	\$1,375.48	\$45.50	\$1,420.98
2017-20159	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-02-070	06/05/2019	\$19.47	\$1,376.35	\$45.50	\$1,421.85
2017-20168	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-02-440	06/05/2019	\$19.47	\$1,361.63	\$45.50	\$1,407.13
2017-20169	09/05/2019	CLEAR CREEK 837 TAX RE LLC	13-22-32-6213-02-450	06/05/2019	\$19.47	\$1,404.63	\$45.50	\$1,450.13
2017-20630	09/05/2019	CLEAR CREEK 837 TAX RE LLC	24-22-32-6214-00-110	06/05/2019	\$19.47	\$1,404.63	\$45.50	\$1,450.13
2017-20632	09/05/2019	CLEAR CREEK 837 TAX RE LLC	24-22-32-6214-00-140	06/05/2019	\$19.47	\$1,304.33	\$45.50	\$1,349.83
2017-20645	09/05/2019	CLEAR CREEK 837 TAX RE LLC	24-22-32-6214-00-890	06/05/2019	\$19.47	\$1,311.48	\$45.50	\$1,356.98
2017-20647	09/05/2019	CLEAR CREEK 837 TAX RE LLC	24-22-32-6214-01-090	06/05/2019	\$19.47	\$1,367.11	\$45.50	\$1,412.61
2017-20648	09/05/2019	CLEAR CREEK 837 TAX RE LLC	24-22-32-6214-01-100	06/05/2019	\$19.47	\$1,304.33	\$45.50	\$1,349.83
							TOTAL	\$25,047.78



Interoffice Memorandum

February 7, 2020

To: Paul Sladek, Manager, Real Estate Management Division

From: Desmond J. Henderson, Review Appraiser, Real Estate Management Division *D.J.H.*

Subject: Cost Estimate – Orange County Acres Environmental Land

Cost Estimate

This cost study is a market analysis of the subject property, based on your instructions, and is not an estimate of market value. The cost estimate is predicated on preliminary plans, tax assessor's maps and a cursory investigation of the real estate market to arrive at a market analysis of the site. Research was conducted to identify market data similar properties that have sold within the recent past and/or other market indicators. The data was obtained from public records, internal files, and OCPA. This cost estimate should not be construed to be an appraisal. This estimate is prepared solely for the internal use of Orange County and does not nor is it intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation. This estimate is not intended to meet the requirements of the "Standards for the Development of Certified Appraisal Reports" or the "Standards of Communication of Certified Appraisals" as contained in Florida Statutes, Section 475 Part 2. The author of this estimate is performing duties in the capacity of a county employee within the scope of employment for the sole use of the County. Cost estimates may be subject to other variable cost factors and further adjustment based upon superior data.

Subject Property

The subject properties are vacant lots that consist of a total of 23.159 acres. They are located south of the Lake Pickett Road and Fort Christmas Road intersection. The Orange County's mapping system appears to show the subject lots consisting of wetlands in addition to being mostly land locked. The subjects are zoned A-2 and have a future land use of Rural.

Vacant land sales that are similar to the subject and have sold recently have been analyzed for this cost estimate. Based on my research, I have concluded to an estimate of \$4,000 per acre. As stated previously, the total size of all of the subject lots equates to 23.159 acres. This brings the total estimated amount for all of the subject lots to \$92, 636 or \$92,700 (R).

This cost estimate involves a market analysis of the subject properties. The estimated cost of the subject properties is based on the research of recent sales that are comparable to the subject and located within the subject area or similar competing areas in Orange County.

TDA #	Sale Date	Deed Status	Parcel #	Purchase Amount for November 2019	Acreage	Price per Acre	Total
2017-20130	09/05/2019	Lands Available	13-22-32-6213-00-250	\$ 1,399.83	1.273	\$4,000.00	\$5,092.00
2017-20133	09/05/2019	Lands Available	13-22-32-6213-00-500	\$ 1,503.62	1.298	\$4,000.00	\$5,192.00
2017-20145	09/05/2019	Lands Available	13-22-32-6213-01-390	\$ 1,276.33	1.297	\$4,000.00	\$5,188.00
2017-20146	09/05/2019	Lands Available	13-22-32-6213-01-400	\$ 1,501.35	1.297	\$4,000.00	\$5,188.00
2017-20147	09/05/2019	Lands Available	13-22-32-6213-01-420	\$ 1,325.15	1.297	\$4,000.00	\$5,188.00
2017-20148	09/05/2019	Lands Available	13-22-32-6213-01-530	\$ 1,401.94	1.277	\$4,000.00	\$5,108.00
2017-20151	09/05/2019	Lands Available	13-22-32-6213-01-680	\$ 1,461.53	1.278	\$4,000.00	\$5,112.00
2017-20152	09/05/2019	Lands Available	13-22-32-6213-01-710	\$ 1,513.08	1.297	\$4,000.00	\$5,188.00
2017-20153	09/05/2019	Lands Available	13-22-32-6213-01-730	\$ 1,453.49	1.297	\$4,000.00	\$5,188.00
2017-20155	09/05/2019	Lands Available	13-22-32-6213-01-850	\$ 1,467.99	1.278	\$4,000.00	\$5,112.00
2017-20159	09/05/2019	Lands Available	13-22-32-6213-02-070	\$ 1,468.88	1.297	\$4,000.00	\$5,188.00
2017-20168	09/05/2019	Lands Available	13-22-32-6213-02-440	\$ 1,453.05	1.297	\$4,000.00	\$5,188.00
2017-20169	09/05/2019	Lands Available	13-22-32-6213-02-450	\$ 1,497.95	1.297	\$4,000.00	\$5,188.00
2017-20630	09/05/2019	Lands Available	24-22-32-6214-00-110	\$ 1,497.95	1.283	\$4,000.00	\$5,132.00
2017-20632	09/05/2019	Lands Available	24-22-32-6214-00-140	\$ 1,394.16	1.282	\$4,000.00	\$5,128.00
2017-20645	09/05/2019	Lands Available	24-22-32-6214-00-890	\$ 1,401.51	1.265	\$4,000.00	\$5,060.00
2017-20647	09/05/2019	Lands Available	24-22-32-6214-01-090	\$ 1,459.39	1.275	\$4,000.00	\$5,100.00
2017-20648	09/05/2019	Lands Available	24-22-32-6214-01-100	\$ 1,394.16	1.274	\$4,000.00	\$5,096.00
				\$ 25,871.36	23.159		\$92,636.00
							\$92,700.00 (Rounded)